Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6/338 Canterbury Road Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | or range between | \$850,000 | & | \$935,000 |
|-------------------|---------------------|-----------|---|-----------|
| Median sale price | | | | |

(*Delete house or unit as applicable)

| Median Price | \$610,000 | 000 Property type | | Unit | | Suburb | Ringwood |
|--------------|-------------|-------------------|----------|-------------|--|--------|-----------|
| Period-from | 01 Aug 2020 | to | 31 Jul 2 | 2021 Source | | | Corelogic |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 22 Skyline Place Heathmont VIC 3135 | \$850,000 | 29-Jun-21 |
| 2/2 Yarmouth Street Ringwood VIC 3134 | \$923,500 | 20-Feb-21 |
| 3/2 Yarmouth Street Ringwood VIC 3134 | \$930,000 | 29-May-21 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 August 2021



consumer.vic.gov.au



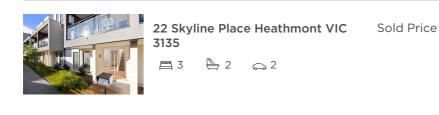
- 0430032333

E achuah@philipwebb.com.au

^{Rs}\$850,000^{UN} Sold Date 29-Jun-21

Distance

1.27km







| | 3/2 Yarmouth Street Ringwood VIC Sol 3134 | | C Sold Price | ^{RS} \$930,000 | Sold Date | 29-May-21 | |
|---|--|---|--------------|-------------------------|-----------|-----------|--------|
| T | | 2 | ç⇒ 2 | | | Distance | 0.95km |

RS = Recent sale UN = Undisclosed Sale

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